

Attachment 2

Assessment of planning proposal against relevant legislation and documents

This document includes an assessment of the Planning Proposal (PP) against the following Local and State Legislation and Planning Documents:

1. Wollondilly Community Strategic Plan 2033
2. Wollondilly 2040: Local Strategic Planning Statement (LSPS)
3. Greater Sydney Regional Plan 2018
4. Western City District Plan 2018
5. Section 9.1 Ministerial Directions
6. State Environmental Planning Policies (where relevant)

1. Assessment against Wollondilly Community Strategic Plan 2033 (CSP 2033)

The *Create Wollondilly Community Strategic Plan 2033* (CSP) is Council's highest level long term plan. It identifies and expresses the aspirations held by the community of Wollondilly and sets strategies for achieving those aspirations.

The planning proposal is deemed to be **consistent** with the CSP.

The below table provides an assessment of the planning proposal against Sustainable and Balanced Growth objectives in the CSP:

STRATEGY	CONSISTENCY	ASSESSMENT COMMENT
<u>GR1 - Growth</u> Manage growth to ensure that it is consistent with Council's Position on Growth and achieves positive social, economic and environmental outcomes for Wollondilly's towns and villages.	Consistent	The increase in height control will facilitate the new council administration building and assist Council in delivering services in the growing Shire. The subject site is located within the Picton Town Centre and will assist in its urban renewal through the redevelopment of the site as part of the wider Community, Civic and Cultural Precinct (CCCP) for the Shire.
<u>GR2 – Built Environment</u> Manage land use and development to achieve a high quality built environment and innovative planning outcomes, while protecting our agricultural and rural landscape.	Consistent	The increase in the height control will facilitate the development of the CCCP in Picton Town Centre. The location of the site at the centre of Picton is consistent with conventional built form hierarchy in urban centres and is considered suitable for the

STRATEGY	CONSISTENCY	ASSESSMENT COMMENT
		<p>proposed additional building height.</p> <p>Agricultural and rural land will not be impacted by the proposal as it relates to a site within an already urbanised area.</p> <p>Furthermore, the view analysis included within the Urban Design Report details that the proposal will have limited impact on existing views. In particular, the views provided of Wollondilly Shire Hall (I188) and the former posted office (I185) from Menangle Street show minimal impact. However, it is noted the proposal will block a portion of the expansive view of the hills to the south of Picton when viewed from the intersection of Colden and Margaret Street. Notwithstanding, while the proposal is visible the view of the Hill's ridgeline is maintained and the setback of the upper levels would provide a visual continuation of the street scale.</p>
<p><u>GR3 – Economic Development and Tourism</u> Enhance economic development and tourism in Wollondilly Shire through the implementation of the Economic Development Strategy and the development of a Tourism Strategy and an Employment Strategy</p>	<p>Consistent</p>	<p>The proposal will support the future redevelopment of the wider CCCP.</p> <p>The proposal will have positive economic impacts through construction jobs and on-going employment with the provision of a new and expanded Council administration building. In addition, the 400 jobs associated with the administration building will benefit the wider Picton Town Centre.</p>
<p><u>GR4 – Liveable Communities</u> Plan for and enhance Wollondilly's liveability by encouraging great places to live with communities that are resilient, safe, affordable, healthy, well connected and retain their unique characters.</p>	<p>Consistent</p>	<p>The increase in the height control will facilitate the future Council administration building and wider CCCP. Accordingly, it would enable easier provision of services and infrastructure.</p> <p>In addition, the redevelopment of the site will facilitate the urban</p>

STRATEGY	CONSISTENCY	ASSESSMENT COMMENT
		renewal of Picton Town Centre as part of the wider CCCP.
<u>GR6 – Peri-urban Lands</u> Manage, promote and adequately protect peri-urban lands and their values.	Consistent	The increase in the height control at the site is considered a sustainable option through maximising the development potential of previously developed land in the town centre. Thus, focusing development in this location will seek to protect peri-urban lands.
<u>GR7 - Agriculture</u> Encourage and support agriculture and associated industries so that they continue to be a productive, sustainable and integral part of our economy, community, landscape and environment.	Consistent	The concentration of the development within the defined town centre will enable easier provision of services and infrastructure. It will limit urban sprawl and will safeguard agricultural lands.
<u>GR8 - Advocacy</u> Advocate strongly for the interests of Wollondilly and its community in relation to planning and economic development outcomes and improved public transport services.	Consistent	The increase in height control will facilitate development of the wider CCCP and in particular Council's future administration building which will ensure the delivery of key services within the Shire.

The below table provides an assessment of the PP against other relevant objectives outlined in the CSP:

STRATEGY	CONSISTENCY	ASSESSMENT COMMENT
<u>EN2 – Protect the environment from development pressures</u> Contribute to development to achieve positive environmental, social and economic outcomes.	Consistent	The Council administration building forms a key part of the CCCP which is envisaged to be developed over a staged period until 2036 commensurate with the growth of the Shire. The building would accommodate up to 400 council administrative staff. The CCCP will re-focus the centre of Picton and provide vitality and viability to the town centre. Accordingly, the redevelopment of this site as part of the wider CCCP will bring major regenerative benefits to the centre and strengthen Picton as the community, cultural, civic centre of Wollondilly Shire.
<u>IN2 –Infrastructure and Facilities</u>	Consistent	The increase in height control will facilitate development of the

STRATEGY	CONSISTENCY	ASSESSMENT COMMENT
<p>Provide a range of infrastructure and community facilities to meet the needs of the community, now and into the future.</p>		<p>CCCP and delivery of infrastructure, facilities and services within the growing Shire. This will be achieved by redeveloping an existing at-grade car park the centre of Picton for these services and infrastructure, maximising the potential of the site in a sustainable way.</p>
<p><u>CO2 – Engagement and Communication</u> Implement excellence in our community engagement by consulting with and responding to the needs and concerns of our residents.</p>	<p>Consistent</p>	<p>The master plan for the wider CCCP has undergone extensive community consultation.</p> <p>In accordance with Council’s Community Participation Plan and adopted PP Policy, an initial community consultation has been undertaken. The PP was exhibited on Council’s website and at Wollondilly library for a period of 28 days between 28 October 2020 and 24 November 2020. A letter was sent to residents on 28 October 2020.</p> <p>No submissions were received from the community during this preliminary consultation period.</p>
<p><u>EC3 – Customer Service</u> Deliver appropriate, responsive and effective service to our customers.</p>	<p>Consistent</p>	<p>The proposed amendment to the building height control will facilitate the new Council administration building. This will ensure a high level of customer service is capable of being provided into the future.</p>

2. Assessment against Wollondilly 2040 Local Strategic Planning Statement (LSPS)

The *Wollondilly 2040 Local Strategic Planning Statement (LSPS)* is a 20 year land use vision for Wollondilly. It identifies four key themes which are supported by a number of planning priorities and actions that help guide the decisions we need to make to meet our vision for Wollondilly.

Most notably, planning priority 7 seeks to ensure Wollondilly is a creative and cultural destination which connects people with place. A key component of this planning priority is the implementation of the CCCP of which action 7.1 seeks to deliver within the short to medium term. The priority notes that the precinct will provide contemporary community and cultural facilities and revitalise Picton town centre as the heart of Wollondilly. CCCP will address gaps in community and cultural space and, within the context of the Wilton Growth Area, will allow Picton and Wilton to co-exist rather than compete.

The proposal is deemed to be **consistent** with the LSPS.

The below table provides an assessment of the PP against each theme and the supporting planning priorities in the LSPS:

INFRASTRUCTURE AND COLLABORATION
<p>Planning Priorities:</p> <ol style="list-style-type: none"> 1. Aligning infrastructure delivery with community needs 2. Embracing innovation to enhance liveable, connected and sustainable communities 3. Establishing a framework for sustainable managed growth
<p><u>Assessment against Theme:</u></p> <p>This PP seeks to amend the Wollondilly Local Environmental Plan 2011 (WLEP 2011) by increasing the building height control established for the site under clause 4.3 of the WLEP 2011 from 9m to 16m.</p> <p>The purpose of this amendment is to enable the development of a new Council administrative building, which forms part of the wider Wollondilly Shire CCCP. This will facilitate the continued growth of the Shire and improve the public administrative functions of Wollondilly Shire Council.</p> <p>This proposed increase in height is necessary to meet the growth projections as set out in the LSPS, which indicates a population of 92,102 by 2036. Accordingly, the council's administrative and resourcing function is projected to increase commensurate with this growth.</p>

LIVEABILITY

Planning Priorities:

4. Creating vibrant, healthy and sustainable communities in our new town in Wilton
5. Providing housing options that meet local needs and match the local character of towns and villages
6. Embedding health and wellbeing considerations in land use planning for healthy places
7. Cultivating a creative and cultural destination connecting people with place
8. Enhancing vibrant, healthy and sustainable local towns and villages

Assessment against Theme:

Actions 7.1 and 7.2 of the LSPS are directly related to the PP as they seek to:

- 7.1 *Implement the Cultural, Civic and Community Precinct at Picton*
- 7.2 *Progress a planning proposal to amend the LEP to facilitate the Picton Cultural, Civic and Community Precinct*

The proposal is consistent with these actions and will enable the delivery of the future Council administration Building and wider CCCP.

The CCCP is located within the centre of Picton to reinforce and strengthen Picton's role as the community, cultural and civic hub of Wollondilly. It also seeks to reinforce the viability and vibrancy of Picton town centre and will facilitate urban regeneration.

The proposal seeks to maximising the development potential of the site and the wider CCCP, which will enable the delivery of a new council administration building, central park, marketplace, and multifunctional hall for the arts. As such, this PP would support the cultivation of a creative cultural destination for Picton support the vibrancy of the town.

The Urban Design Report indicates that the mass of the building could be broken down to fit the context of the site. The purpose of this design approach is to enable the future Council administration building to provide an appropriate transition to neighbouring buildings and to respond to the character of the area. The recommended site specific DCP will ensure that more detailed controls for building massing and design can be applied at DA stage.

PRODUCTIVITY

Planning Priorities:

9. Developing the visitor experience and economy by increasing access to natural areas and rural landscapes
10. Attracting investment and growing local jobs
11. Leveraging greater investment and business opportunities from Western Sydney International (Nancy-Bird Walton) Airport

Assessment against Theme:

This proposed increase in height and development of the wider CCCP is necessary to meet the growth projections as set out in the LSPS, which indicates a population of 92,102 by 2036. Accordingly, the council's administrative and resourcing function is projected to increase commensurate with this growth. The increase in resource capacity of the Council will ultimately enable and facilitate the growth projections of the Shire and support job growth and attract investment.

SUSTAINABILITY

Planning Priorities:

12. Valuing the ecological health of Wollondilly's waterways
13. Protecting biodiversity and koala habitat corridors
14. Planning high quality well connected open spaces
15. Delivering an urban tree canopy
16. Enhancing and protecting the diverse values of the Metropolitan Rural Area
17. Planning resource recovery options to serve local and district needs in appropriate strategic locations
18. Living with climate impacts and contributing to the broader resilience of Greater Sydney

Assessment against Theme:

The site of the proposal will comprise wholly of the Council administration building and forms part of the Wollondilly CCCP Master Plan. The CCCP has been adopted by Council and provides the vision for a significant community and civic hub within a well- designed public realm and civic open and closed spaces within Wollondilly. Council envisages the Precinct as an important Shire-wide civic asset that will bring together the community and become a focal point for services, congregation, civic and culture.

The amendment to the height control will enable the delivery of the new administration building, ensuring the remained of the CCCP site can be developed to include a central park, marketplace, arts and multifunctional hall, thus contributing to a well-connected and high quality public space.

OVERALL ASSESSMENT

Themes:

- Infrastructure and Collaboration
- Liveability
- Productivity
- Sustainability

Assessment against LSPS:

This PP would enable the development of the council administration building as proposed in the CCCP Master Plan. The new administration building is required to enable the increase in council resources commensurate with the growth of the Shire. The location within the centre of Picton will reinforce the viability and vibrancy of Picton town centre and promote the sustainable development of the town centre.

3. Assessment against the Greater Sydney Regional Plan

The *Greater Sydney Region Plan* (Region Plan) outlines how Greater Sydney will manage growth and change in the context of social, economic, and environmental matters. It sets the vision and strategy for Greater Sydney, to be implemented at a local level through District Plans. The overriding vision for Greater Sydney in the Region Plan is to rebalance Sydney into a metropolis of 3 unique but connected cities:

- the established Eastern Harbour City
- the developing Central River City
- the emerging Western Parkland City

Historically, Greater Sydney's jobs and transport have been focused to the east, requiring many people to make long journeys to and from work and other services. The 3 cities vision allows opportunities and resources to be shared more equitably while enhancing the local character we value in our communities.

By integrating land use, transport links and infrastructure across the three cities, more people will have access within 30 minutes to jobs, schools, hospitals and services.

This draft PP will increase the capacity of the Wollondilly Council administration building to cater for additional staff and services within the Picton Town Centre. The co-location of Council services with the wider CCCP ensures that more people will have access within 30 minutes to jobs and services.

The Council administration building forms part of the Wollondilly Shire CCCP and is **consistent** with the objectives and strategies of the Region Plan. The CCCP fosters improved public domain and opens space, optimises a central community hub, creates jobs and new spaces within an established Town Centre seeking reinvigoration. The concept for the precinct has been the result of extensive community and Council collaboration.

4. Assessment against the Western City District Plan 2018

The *Western City District Plan* is a 20 year plan that guides implementation of the *Greater Sydney Region Plan* and acts as a bridge between regional and local planning. It outlines a number of directions, priorities and actions for managing growth, delivering infrastructure and protecting and enhancing bushland and biodiversity.

The Wilton and Greater Macarthur Growth Areas and Camden Park are the only three locations in Wollondilly identified as either a 'land release area' or 'urban area' in the plan. The remainder of the LGA, with exception of protected natural areas, is mapped as Metropolitan Rural Area (MRA) under the District Plan, which includes the subject site.

According to the District Plan, future growth within the MRA is to take the form of 'local growth' within existing towns and villages. Whilst growth within the context of the District Plan refers mainly to housing growth, it can also be taken to mean associated infrastructure and commercial such as this Planning Proposal. Wollondilly is also expected to meet and exceed the District Plan's 2021 housing supply target of 1550 dwellings. This will occur due to dwelling completions since 2016, the existing capacity of rezoned land and the Wilton Growth Area.

Picton is within the MRA area in its entirety. However, this designation does not appear to take into account the well-established nature of Picton Town Centre and its urbanised surrounds. The MRA mapping of the established urban areas is not in alignment to the intent or objectives of the MRA designation.

The Region Plan states that the growth and intensification of business activity within rural villages is supported where they maintain or enhance local character. Further, Action 78 of the Western City District Plan seeks to ensure new development maintains or enhances the values of the MRA using place-based planning to deliver targeted environmental, social, and economic outcomes. In this regard, the PP is considered to support growth in a managed way, by encouraging the development of local services within an established urban setting in the MRA.

The PP will enable the development of the Council administration building within the CCCP and will contribute to Picton's ongoing role as the municipal centre of Wollondilly Shire

providing major regeneration benefits to the town. Furthermore, it will allow Picton and Wilton to co-exist rather than compete, with each centre being capable of functioning independently.

This proposal seeks to facilitate and supports planned growth in the through development of the CCCP in an existing town centre. Furthermore, this PP will not reduce or compromise the capacity of MRA land be used for agricultural purposes nor does it propose residential housing. The PP is therefore considered consistent with the District Plan and Regional Plan.

The proposal is deemed to be **consistent** with the District Plan.

The below table provides an assessment of the PP against relevant priorities in the plan:

PLANNING PRIORITY	CONSISTENCY	ASSESSMENT COMMENT
<u>Planning Priority W1</u> Planning for a city supported by infrastructure	Consistent	The purpose of the PP is to facilitate the redevelopment of the site as a Council administration building that forms part of the wider CCCP. The development will provide essential community infrastructure within Picton Town Centre, reinforcing its role as the civic centre of Wollondilly Shire.
<u>Planning Priority W2</u> Working through collaboration	Consistent	The master plan for the wider CCCP has undergone extensive community consultation. In accordance with Council's Community Participation Plan and adopted PP Policy, and initial community consultation has been undertaken. The PP was exhibited on Council's website and at Wollondilly library for a period of 28 days between 28 October 2020 and 24 November 2020. A letter was sent to residents on 28 October 2020. No submissions were received from the community during this preliminary consultation period.
<u>Planning Priority W3</u> Providing services and social infrastructure to meet people's changing needs	Consistent	The proposal will facilitate the development of the council administration building within the CCCP. The new administration building will help meet the needs of the growing Shire and its strategic location within Greater Sydney.
<u>Planning Priority W4</u> Fostering healthy, creative, culturally rich and socially connected communities	Consistent	The amendment to the height control at the site would make land available in the town centre to facilitate the delivery of a significant community and civic hub with a new administration building, central park, marketplace, and multifunctional hall for the arts. Accordingly, the increase in the building height control at the site would indirectly assist the Shire in fostering a healthy, creative, culturally rich and socially connected community.

PLANNING PRIORITY	CONSISTENCY	ASSESSMENT COMMENT
<p><u>Planning Priority W6</u> Creating and renewing great places and local centres, and respecting the District's heritage</p>	<p>Consistent</p>	<p>The proposed amendment to the height control would assist the delivery of the Council's CCCP Master Plan, which seeks to reinforce Picton's role as the community, cultural and civic hub of Wollondilly.</p> <p>The site is located within the Picton Town Centre Heritage Conservation Area. The development of a site specific DCP would ensure that careful consideration will be given to the proposal at the DA stage to ensure the increase in the height control will respect the conservation area and nearby heritage items.</p>
<p><u>Planning Priority W11</u> Growing investment, business opportunities and jobs in strategic centres</p>	<p>Consistent</p>	<p>Picton Town Centre is not an identified strategic centre. Notwithstanding, the location of the CCCP is consistent with Planning Priority 7 of Council's LSPS.</p> <p>The PP will enable the development of the Council administration building within the CCCP and will contribute to Picton's ongoing role as the municipal centre of Wollondilly Shire, providing major regeneration and economic benefits to the town.</p>
<p><u>Planning Priority W16</u> Protecting and enhancing scenic and cultural landscapes</p>	<p>Consistent</p>	<p>The view analysis included within the Urban Design Report details that the proposal will have a limited impact on existing views.</p> <p>It is noted the proposal will block a portion of the expansive views of the hills to the south of Picton when viewed from the intersection of Colden and Margaret Street. Notwithstanding, while the proposal is visible, the view of the Hill's ridgeline is maintained and a setback of the upper level would provide a visual continuation of the street scale.</p>
<p><u>Planning Priority W17</u> Better managing rural areas</p>	<p>Consistent</p>	<p>This proposal seeks to facilitate and supports planned growth in the through development of the CCCP in an existing town centre. Furthermore, this PP will not reduce or compromise the capacity of MRA land to be used for agricultural purposes nor does it propose residential housing. The PP is therefore considered consistent with this planning priority.</p>

5. Assessment against Section 9.1 Ministerial Directions

The Minister for Planning has issued a number of Directions under Section 9.1 of the *Environmental Planning and Assessment Act 1979* which apply to the assessment of planning proposals.

The proposal is deemed to be **consistent** with all applicable directions.

The below table provides an assessment of the PP against relevant Section 9.1 Ministerial Directions:

MINISTERIAL DIRECTION	CONSISTENCY	ASSESSMENT COMMENT
1.1 Business Zones	Consistent	<p>The subject site is zoned B2 Local Centre and is located within the Picton Town Centre.</p> <p>The proposed Council administration building will enable the Council to meet the long term growth demands projected for the LGA.</p> <p>The proposed development will act as a catalyst for renewal and re-establishes Picton Town Centre's importance by providing urban renewal.</p> <p>No change to the zone proposed.</p>
1.2 Rural Zones	Consistent	<p>The site is located in the Picton Town Centre and will assist in the redevelopment of brownfield land. Accordingly, the PP will protect the agricultural production value of rural land in the Shire.</p> <p>No impact on rural zoned land.</p>
1.5 Rural Lands	Consistent	<p>The site is located in the Picton Town Centre and will assist in the redevelopment of brownfield land. Accordingly, the PP will protect the agricultural production value of rural land in the Shire.</p> <p>No impact on rural land.</p>
2.1 Environment Protection Zones	Consistent	<p>The PP does not impact on any existing environmentally sensitive areas.</p>
2.3 Heritage Conservation	Consistent	<p>The PP will facilitate the CCCP within the centre of Picton and provide urban renewal in the centre of Picton.</p> <p>The site is located within the Picton Heritage Conservation Area and is close proximity to a number of heritage items.</p> <p>An independent Heritage Assessment has been undertaken by GML Heritage. This report is generally supportive of the PP and notes that the future redevelopment of the site to a new increased permissible height limit of 16 metres will need careful consideration if it</p>

MINISTERIAL DIRECTION	CONSISTENCY	ASSESSMENT COMMENT
		<p>is be consistent with the LEP objectives for Heritage Conservation.</p> <p>The concept building design within the Urban Design Report seeks to mitigate adverse impacts on neighbouring items of heritage significance by transitioning the building height from four to two storeys as it presents to Colden Street. In addition, building articulation including upper floor setbacks at 3rd floor level are illustrated to provide further transition to the neighbouring buildings to the north and south, noting the Masonic Hall adjoins the site to the south.</p> <p>Subject to the development of a site specific DCP it is considered that the PP will not materially impact on the heritage conservation of Picton town centre.</p> <p>No heritage items or elements are required to be demolished and the Site is proposed over an existing at-grade car park away from any natural streams or banks, reducing likelihood of buried items of indigenous heritage significance.</p>
3.4 Integrating Land Use and Transport	Consistent	The proposed development will provide urban renewal in the established Picton Town Centre and provide opportunities to centralise services and administrative offerings to the community.
4.2 Mine Subsidence and Unstable Land	Consistent	The NSW Subsidence Authority have been notified about this PP and have not raised objection or concerns.
4.3 Flood Prone Land	Consistent	<p>The site is identified as flood prone land. Notwithstanding the PP only seeks to increase the maximum building height at the site from 9 meters to 16 meters and does not propose any built structures at this stage.</p> <p>The PP is supported by a Preliminary Flood Assessment prepared by WMAwater. This report concludes that the construction of the Council administration building:</p> <p><i>...would have a localised effect on flood behaviour, redirecting the overland flow around the buildings. However, given the relatively shallow depths occurring at the site (less than 100 mm), it is likely that the degree of flood hazard would not be substantially increased elsewhere. An impact assessment</i></p>

MINISTERIAL DIRECTION	CONSISTENCY	ASSESSMENT COMMENT
		<p><i>would be needed to confirm this assumption, and to ensure that overland flow is not directed into new buildings within the precinct. The flood impact assessment will need to be undertaken in the subsequent stages of this project when proposed designs have been progressed further.</i></p> <p>The need for a flood impact assessment at the DA stage is acknowledged and recommended.</p> <p>The PP and Preliminary Flood Assessment has been reviewed by Council's Engineering Department. This assessment is supportive of the PP and concludes that the proposed building height increase does not have any implications from a flood perspective.</p> <p>The PP has been assessed against the relevant Section 9.1 Ministerial Direction relating to Flood Prone Land. The proposal does not rezone the site nor alter the uses that are permitted within the B2 Local Centre zone. As such, the proposal does not permit a significant increase in the development of the site. The PP is therefore consistent with the relevant ministerial direction relating to flood prone land.</p> <p>On the basis of the above assessment, it is considered that a flood impact assessment would need to be undertaken to support any future DA for the site. In addition, it is recommended that the site specific DCP include appropriate flood planning controls. This may include the establishment of an appropriate freeboard at ground floor level within the site and wider CCCP.</p>
5.2 Sydney Drinking Water Catchment	Consistent	The proposal is not expected to have a negative effect on water quality and Sydney Water have not raised any concerns with regard to potable water.
6.1 Approval and Referral Requirements	Consistent	<p>This direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>The PP seeks to increase the maximum permissible height limit pertaining to the footprint of the proposed Council</p>

MINISTERIAL DIRECTION	CONSISTENCY	ASSESSMENT COMMENT
		administration building only, therefore changes to the WLEP 2011 will be minimal.
6.2 Reserving Land for Public Purposes	Consistent	The Proposal does not contain land identified for public purposes (i.e. SP2 zoned land) nor does it propose land for public purposes.
6.3 Site Specific Provisions	Consistent	<p>The objective of Direction 6.3 is to discourage unnecessarily restrictive site specific planning controls.</p> <p>This PP only seeks to increase the maximum permissible height control under the WLEP 2011 for the proposed building footprint.</p> <p>Notwithstanding, a site specific DCP is recommended to be prepared as the design, architecture and setting of any future building at the site will be critical in achieving a quality urban design outcome. This is particularly important noting the character of surrounding development and the heritage significance of the area.</p>

6. Assessment against State Environmental Planning Policies (Optional – where relevant)

The NSW Government publishes State Environmental Planning Policies (SEPPs) and Sydney Regional Environmental Plans (SREPs). These documents deal with matters of state or regional planning significance.

The proposal is deemed to be **consistent** with all applicable policies.

The below table provides an assessment of the PP against all relevant SEPPs and SREPs:

SEPP/SREP	CONSISTENCY	ASSESSMENT COMMENT
SEPP 55 – Remediation of Land	Consistent	<p>Preliminary Site Investigation was prepared by Environmental Investigations Australia, which included a site inspection and background review of the site's history and records. This report concludes that the site can be made suitable for the proposed development, subject to preparation of a Detailed Site Investigation (DSI), by way of an intrusive assessment of soil and groundwater quality.</p> <p>The preparation of a DSI can be addressed at the DA stage.</p>
SEPP (State and Regional Development) 2011	Consistent	The future development within the Precinct is likely to be deemed as 'regional development', meeting the relevant thresholds under Schedule 7 of the SEPP on development

SEPP/SREP	CONSISTENCY	ASSESSMENT COMMENT
		value, with the Sydney Western City Planning Panel acting as the determining authority.
SEPP (Sydney Drinking Water Catchments) 2011	Consistent	The proposal is not expected to have a negative effect on water quality and Sydney Water have not raised any concerns with regard to potable water.